

**TRA PILOT PROJECT COMPARISON DATA**

	<b>CRIMINAL</b>	<b>TRA</b>
<b><u>Matters Processed</u></b>		
Complaint Referrals	803	72
Complaints Drafted	564	59
Complaints in Review	35	5
Complaints Denied	204	8
Cases in Progress (Further Court Dates Set)	118	20
<b><u>Results</u></b>		
Fines, Sanctions, Atty. Fees Ordered	241	18
Abatement Ordered	336	45
Other Disposition	156	6
<b><u>Primary Offense Categories</u></b>		
Safety: Fire, Electric, Plumbing, Heat, Security	81	44
Physical Condition: Interior, Exterior	483	15

It is difficult to make comparisons between the data for criminal actions versus TRA actions for a variety of reasons, including the length of the reporting period and the nature of the respective actions. We processed a much larger sample of criminal matters than TRA matters during the relevant period, since 803 matters involving rental property were referred for review for criminal complaints. Out of the 803 criminal referrals, 564 complaints were drafted, 35 are in the review process, and 204 were not issued (failed to meet guidelines). In contrast, 72 TRA requests were received, 8 were declined (did not meet guidelines), and 59 complaints were drafted and issued. Five (5) referrals are currently under review.

With respect to the results achieved, of the 564 criminal complaints drafted, 336 resulted in an order for abatement, or approximately 60% of the cases. The specific number of cases where abatement occurs is not immediately known because the court does not retain jurisdiction once a defendant has pled guilty and paid a fine. 241 cases resulted in the defendant paying a fine to the court, usually in the vicinity of \$50.00 to \$200.00 per count. Of the remaining 156 matters, bench warrants were issued in 40 cases where the defendant failed to appear.

Of the 59 TRA complaints drafted, 45, or 76%, resulted in an immediate order for abatement. 12 are pending a further court hearing to insure compliance with the court's order. Since the TRA action is a civil action, the court will retain jurisdiction to monitor the defendant's progress until compliance is achieved. The court awarded sanctions and/or attorney's fees directly to the City in 18 instances, varying in amount from \$50.00 to \$1500.00.

It is also instructive to note that of the 564 criminal complaints drafted, 81, or 14%, primarily involved orders relating to health and safety issues (i.e. fire, electrical, etc.). In contrast, 44 of the 59 TRA complaints drafted, or 75%, involved health and safety orders as the primary reason for seeking the TRA.

Finally, the City completed one emergency tenant remedies action, or ETRA, based on lack of heat in a four-unit dwelling during December and January. As the property owner lived out-of-state, was non-compliant, and the City did not have information regarding a local rental contact, the court appointed Project 504 as an administrator for the property. The administrator successfully restored heat to the units and completed other emergency repairs, including repair of the security doors to the building. Four (4) additional ETRAs based on pending utility shut offs will be filed next week.

After more than one year's experience, the trends supporting the policy reasons for the use of the TRA/ETRA as a method of achieving compliance with the Housing Maintenance Code continues to be encouraging.